

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
DEPT. WEB SITE: [www.honolulu.gov](http://www.honolulu.gov) • CITY WEB SITE: [www.honoluludpp.org](http://www.honoluludpp.org)

KIRK CALDWELL  
MAYOR



GEORGE I. ATTA, FAICP  
DIRECTOR

ARTHUR D. CHALLACOMBE  
DEPUTY DIRECTOR

2013/Z-10 (MH)

April 8, 2014

The Honorable Ernest Y. Martin  
Chair and Presiding Officer  
and Members  
Honolulu City Council  
530 South King Street, Room 202  
Honolulu, Hawaii 96813

Dear Chair Martin and Councilmembers:

SUBJECT: Request for a Change in Zoning from AG-2 General Agricultural  
District to R-10 Residential District, Kahaluu, Oahu  
Awa Family Property Zone Change  
Tax Map Keys: 4-7-025: 016, 017, and Portion of 024

Attached is a letter from the Department of Land and Natural Resources, which includes comments from the State Historic Preservation Division. These late comments were received after the Director's Report was submitted and are now being forwarded for your review and consideration. These late comments indicate no historic properties will be affected by the proposed zoning change.

Should you have any questions, please contact me at extension 88000.

Very truly yours,

A handwritten signature in blue ink that reads "George I. Atta".

George I. Atta, FAICP  
Director

Attachments

APPROVED:

A handwritten signature in black ink that reads "Ember Lee Shinn".  
Ember Lee Shinn  
Managing Director

cc: Bertha Awa and Sheila Iseri, Trustees  
James Niermann, R. M. Towill Corporation

RECEIVED  
CITY CLERK  
C & C OF HONOLULU  
2014 APR 10 AM 9:36

NEIL ABERCROMBIE  
GOVERNOR OF HAWAII



WILLIAM J. AILA, JR.  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSIONER OF WATER RESOURCE MANAGEMENT



**STATE OF HAWAII**  
**DEPARTMENT OF LAND AND NATURAL RESOURCES**  
**LAND DIVISION**

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

March 21, 2014

City and County of Honolulu  
Department of Planning and Permitting  
Attention: George I. Atta, Director  
Mr. Mike Watkins  
650 South King Street, 7th Floor  
Honolulu, Hawaii 96813

via email: [m Watkins@honolulu.gov](mailto:m Watkins@honolulu.gov)

Dear Mr. Atta and Mr. Watkins,

SUBJECT: Awa Family Property Zone Change; Application for a Zone Change from AG-2 General Agricultural District to the R-10 Residential District, Kahaluu, Oahu; Tax Map Key: 4-7-25: 16 and 17; Project File Number 2013/Z-10

Thank you for the opportunity to review and comment on the subject matter. In addition to the comments previously sent you on December 13 and 17, 2013, enclosed are additional comments from the State Historic Preservation Division on the subject matter. Should you have any questions, please feel free to call Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji  
Land Administrator

Enclosure(s)

NEIL ABERCROMBIE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
KAKUHIHI WA BUILDING  
601 KAMOKIIA BLVD, STE 555  
KAPOLI HI, HAWAII 96707

WILLIAM J. AILA, JR.  
CHAIRPERSON  
HAWAIIAN LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

JESSE K. SOUKI  
FIRST DEPUTY

WILLIAM M. TAM  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOLAWE ISLAND RESERVATION COMMISSION  
LAND  
STATE PARKS

March 20, 2014

Mr. Russell Y. Tsuji, Land Administer  
Department of Land and Natural Resources  
Land Division  
P.O. Box 621  
Honolulu, HI 96809

LOG NO: 2013.6824  
DOC NO: 1403GC16  
Archaeology

Mr. George I. Atta, Director  
City and County of Honolulu  
Department of Planning and Permitting  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Dear Sirs:

SUBJECT: Chapter 6E-42 Historic Preservation Review  
Application for a Zone Change – Awa Family Property Zone Change  
Zone Change from AG-2 to R-10 Residential District  
Kahalua'u Ahupua'a, Ko'olaupoko District, Island of O'ahu  
TMK: (1) 4-7-025: 016 and 017

Thank you for the opportunity to comment on the proposed zone change application, which we received on December 4, 2013; we apologize for the delayed review and thank you for your continued patience. The applicant, Bertha P. Awa Trust, requests a zoning change from AG-2 (agricultural) to R-10 (residential) zoning district for a 0.139-acre parcel on TMK: (1) 4-7-025:016 and a 1.52-acre parcel on TMK: (1) 4-7-025:017. The five existing dwelling units on TMK: (1) 4-7-025:017 are non-conforming with the underlying AG-2 zoning district. To secure entitlements for the dwelling units, it is necessary to change the underlying zoning to R-10. According to the application (R. M. Towill 2013:130), "no development activities are proposed as part of this zone change request."

A review of our records indicate that this parcel has not been subjected to an archaeological inventory survey, and no historic properties have been identified. The subject property is in a developed rural neighborhood, and the soils are identified as Hanalei silty clay, 0-2% slopes (Foote et al. 1972). We believe no historic properties will be affected by the proposed zoning change. However, we request the opportunity to comment regarding any proposed future development involving ground-disturbing activities.

For any questions or concerns, contact me at (808) 692-8019 or at [Susan.A.Lebo@hawaii.gov](mailto:Susan.A.Lebo@hawaii.gov).

Aloha,

Susan A. Lebo, PhD  
Oahu Lead Archaeologist

cc: Mike Watkins  
Mathew S. Higashida  
Steve Molmen

[mwatkins@honolulu.gov](mailto:mwatkins@honolulu.gov)  
[mhigashida@honolulu.gov](mailto:mhigashida@honolulu.gov)  
[Steve.Molmen@hawaii.gov](mailto:Steve.Molmen@hawaii.gov)